



15 Rectory Close, Wendlebury, OX25 2PG

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial and well cared for three bedroom detached house with an excellent edge of village position and a glorious west facing rear garden. This super three bedroom detached house provides extensive accommodation, particularly on the ground floor where there is a large garden/dining room extension with a lovely outlook over the back garden. Additionally on the ground floor there is a spacious sitting room with open fireplace, a kitchen, a hallway and cloakroom. On the first floor all three bedrooms are well proportioned and there is a family bathroom. To the front the property has parking and a driveway approaching a integral single garage. The back garden is a major feature of the property being private, west facing and attractive. The property offers scope for extension and loft conversion if that should be required.

### MATERIAL INFORMATION

A three bedroom detached house, believed to date from around 1970 and of traditional construction. Mains; electricity, water and drainage are connected. Heating oil fired boiler to radiators.

Broadband - according to Ofcom - both standard and superfast broadband are available.

Predicted mobile phone availability - according to Ofcom - all providers are predicted to have limited availability for both voice and data with the exception of 02 who are likely to have availability for voice. Outdoors all service providers are predicted to have availability for both voice and data.

Local Authority: Cherwell District Council - E. EPC - E





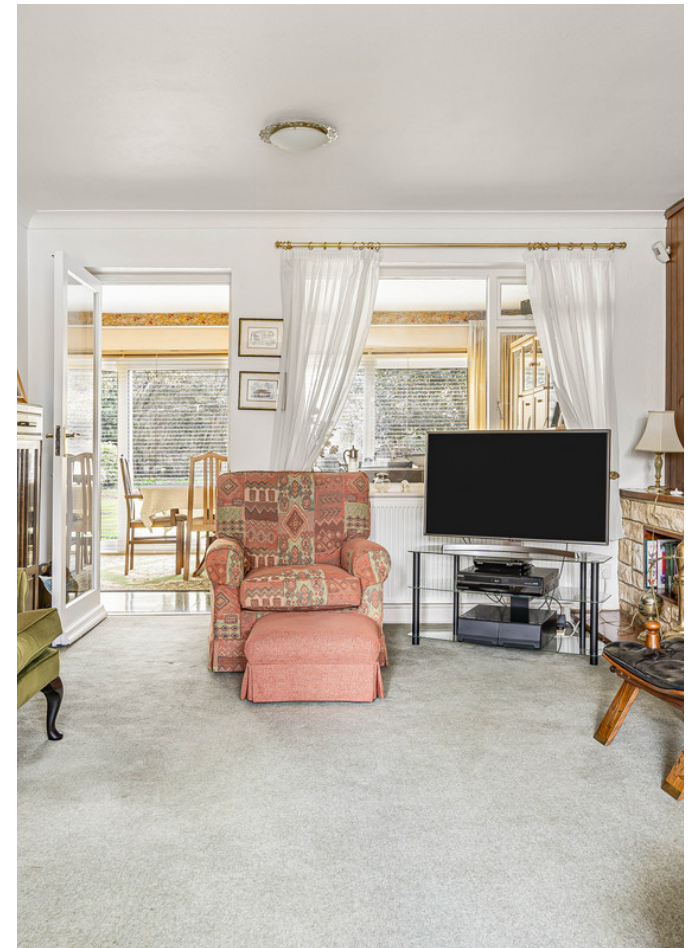


## Key Features

- Substantial three bedroom detached house
- Excellent ground floor extension
- Glorious private west facing garden
- Scope for extension and loft conversion
- Two large reception rooms
- Ground floor cloakroom
- Three proper bedrooms
- Attractive village setting
- Convenient for motorway network and Bicester for railway stations
- See our website for up-to-date material information.

## The Location

Situated in a pleasant small close of similar properties on the edge of Wendlebury. Wendlebury is an attractive and popular village with its own community and a recently refurbished pub/restaurant. Bicester is only three miles. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the town has two mainline railway stations between they provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

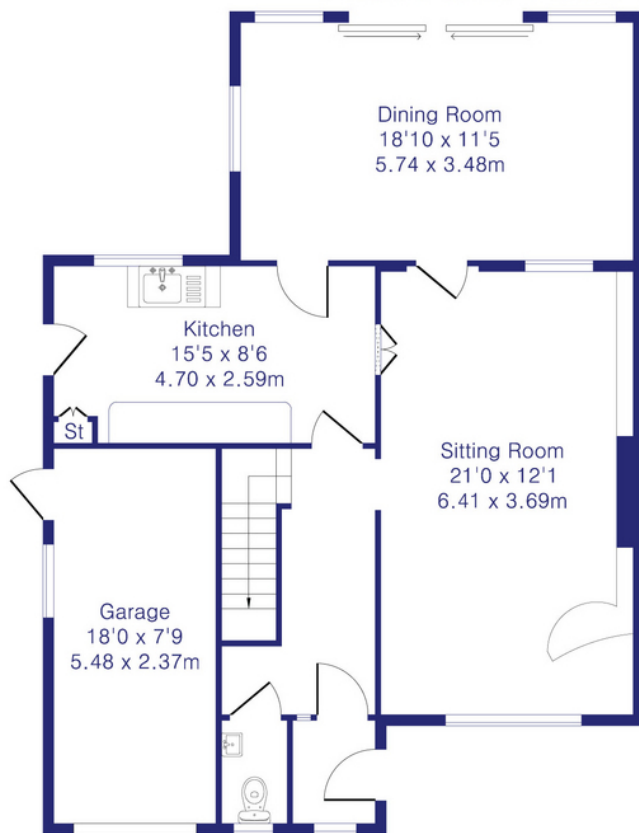




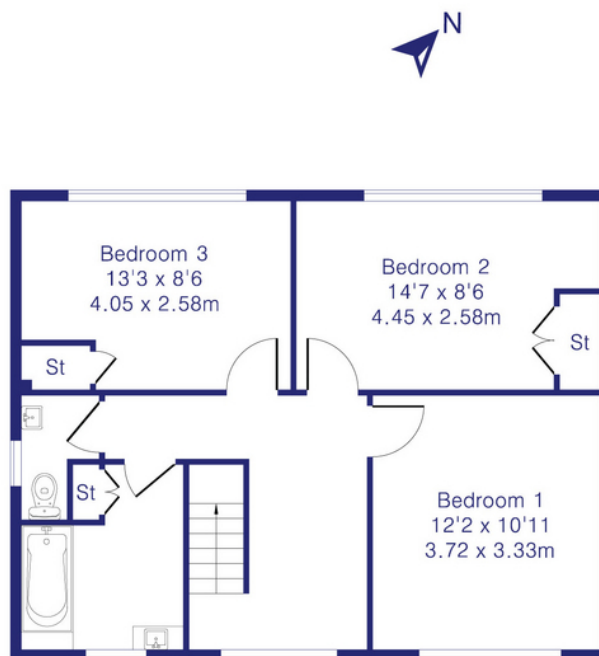
## Approximate Gross Internal Area 1496 sq ft - 139 sq m

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 598 sq ft – 56 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Bicester Office

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS